

Document #4770

6/26/86

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY

RE: PROCLAIMER OF MINOR MODIFICATION OF THE DOWNTOWN
WATERFRONT - FANEUIL HALL URBAN RENEWAL PLAN,
PROJECT NO. MASS. R-77

WHEREAS, the Urban Renewal Plan for the Downtown Waterfront - Faneuil Hall Urban Renewal Area, Project No. R-77, (the "Plan") was adopted by the Boston Redevelopment Authority on April 16, 1964, and approved by the City Council on June 8, 1964; and

WHEREAS, Section 1101 of Chapter XI of said Plan, entitled "Modifications" provides in pertinent part that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority where the proposed modification will not substantially or materially alter or change the Plan; and

WHEREAS, the Boston Redevelopment Authority is engaged in Design Review of the development of Parcel D-8 by Jaymont (U.S.A.) Incorporated; and

WHEREAS, the proposed redevelopment will necessitate modifications of the Plan; and

WHEREAS, the Authority has determined that said modifications are minor modifications under Section 1101 of the Plan;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY;

1. That the designation of Parcel D-8 as set forth on the plan entitled "Property Acquisition Map, Downtown Waterfront-Faneuil Hall Urban Renewal Area, Massachusetts R-77," dated September 19, 1964 (the "Acquisition Plan") is hereby amended by changing the designation of Parcel D-8 from "property to be acquired" to "property not to be acquired."

2. That the use of Parcel D-8 as set forth on the plan entitled "Proposed Land Use, Downtown Waterfront-Faneuil Hall Urban Renewal Area, Mass. R-77" revised December 13, 1973 (the "Land Use Plan") is hereby amended by changing the permitted use of Parcel D-8 from "general business" to "mixed use: general office, general business".

3. That the area of Parcel D-8 as shown on the Land Use Plan is hereby amended to include in Parcel D-8 all of the land area presently bounded by Custom House Street, India Street, Franklin Street and Well Street.

4. That these modifications are found to be minor modifications which do not substantially or materially alter or change the Plan.

5. That it is hereby found and determined that the minor modifications of the Plan as set forth herein will not result in significant damage to or impairment of the environment and, further, that all practicable and feasible means and measures have been taken and are being utilized to avoid and minimize damage to the environment.

6. That all other provisions of said Plan not inconsistent herewith be and hereby are continued in full force and effect.

7. That the Director be and he hereby is authorized to proclaim by certificate these minor modifications of the Plan in accordance with the provision of the Urban Renewal Handbook RHM 7207.1.

M E M O R A N D U M

June 26, 1986

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: SUSAN ALLEN, ASSISTANT DIRECTOR FOR
DEVELOPMENT AND URBAN DESIGN
KAREN JENNINGS-FLYNN, ASSISTANT GENERAL COUNSEL
PAM WESSLING, PROJECT COORDINATOR

SUBJECT: DOWNTOWN WATERFRONT -- FANEUIL HALL
URBAN RENEWAL PLAN, MASS. R-77
MINOR MODIFICATION TO THE URBAN RENEWAL PLAN

Jaymont Properties, Inc., the developer, is proposing to construct two office buildings in the Downtown Waterfront - Faneuil Hall Urban Renewal Area which would require minor modifications to the Urban Renewal Plan.

A Development Impact Project Plan for one of the projects, 20 Custom House Street, was approved by the Authority on May 15, 1986. 20 Custom House Street involves the development of a small, vacant parcel of land located at 37 India Street as part of a larger office building development within the block bounded by Broad Street, Custom House Street, India Street and Milk Street, substantially all of which is not located within the Urban Renewal Area. The 37 India Street parcel is located within the Urban Renewal Area, but the Land Use Plan does not ascribe any parcel number to or uses for 37 India Street. The Land Use Plan should therefore be amended to permit the property at 37 India Street to be used for "mixed use: general office, general business" as part of such development. The Property Acquisition Map designates the 37 India Street parcel as "property to be acquired." Since the Authority does not now intend to acquire the 37 India Street parcel, but to permit the development of the 37 India Street parcel by the developer the designation of the 37 India Street parcel as set forth on the Property Acquisition Map should be changed to "property not to be acquired."

Another project, known as "21 Custom House Street," involves the development of an office building upon Parcel D-8, owned by the developer. The Land Use Plan, revision date December 13, 1973, of the Urban Renewal Plan designates the use of Parcel D-8 as "general business." As the developer desires to construct upon Parcel D-8 a building containing office and retail uses, the permitted use of Parcel D-8 should be changed to "mixed use: general office, general business."

Downtown Waterfront--Faneuil Hall Urban Renewal Plan

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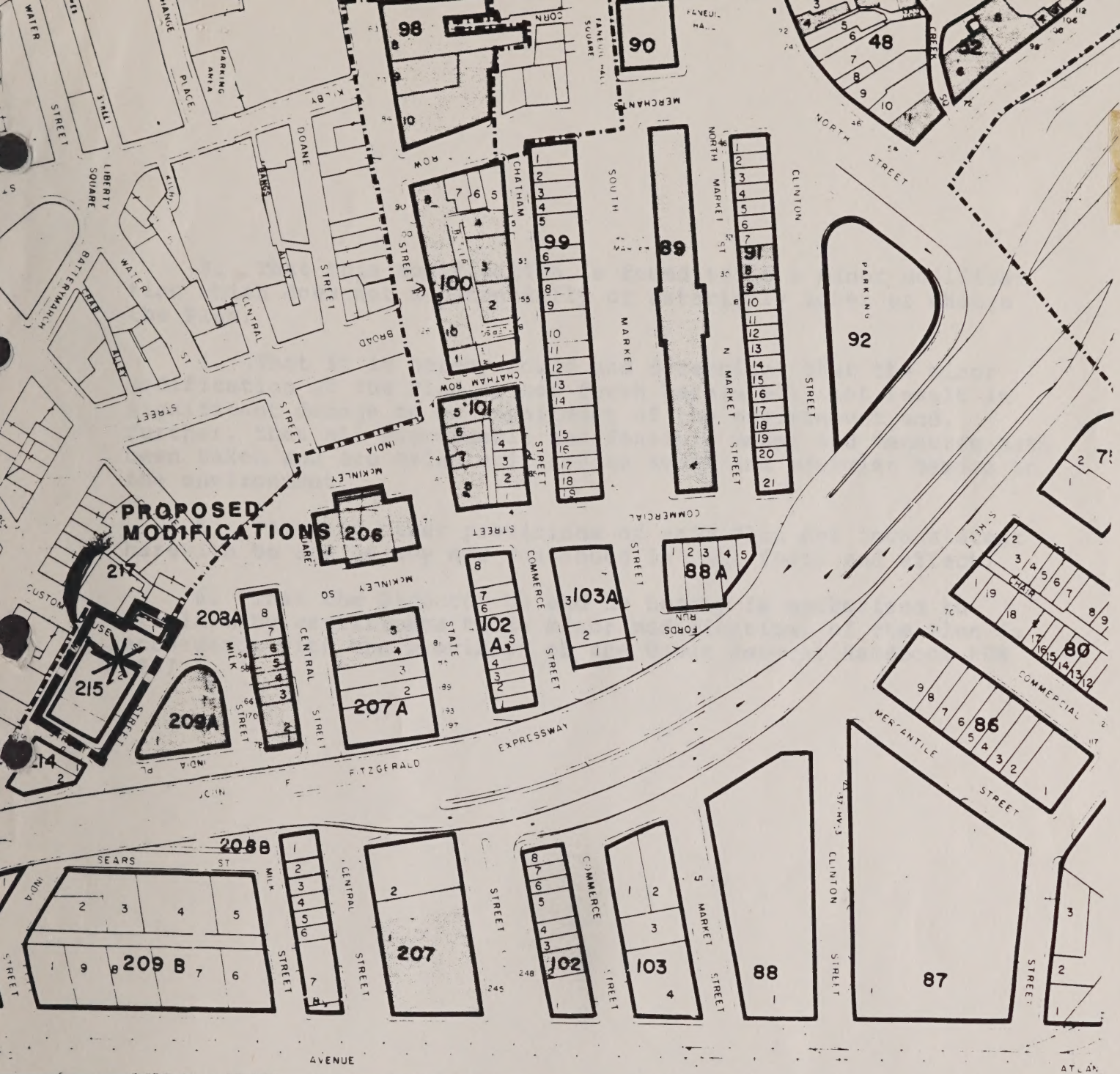
The Property Acquisition map, dated September 19, 1964, of the Urban Renewal Plan designates Parcel D-8 as "property to be acquired." Since the Authority does not now intend to acquire Parcel D-8, but to permit the development of Parcel D-8 by the developer the designation of Parcel D-8 as set forth on the Property Acquisition Map should be changed to "property not to be acquired." The Land Use Plan depicts a former plan for the widening of India Street, as part of an overall plan for the widening of India Street, McKinley Square, and Commercial Street, showing a street layout upon portions of the block owned by the developer presently bounded by India Street, Custom House Street, Well Street, and Franklin Street. Parcel D-8 is therefore shown as consisting of that portion of the block not included in the proposed widened India Street. Since the Authority does not now intend to widen those streets, and in fact has authorized the narrowing of portions of those streets, and since the developer desires to develop Parcel D-8 in its current configuration, the Land Use Plan should be revised to include within Parcel D-8 the entire block presently bounded by India Street, Custom House Street, Well Street, and Franklin Street.

Implementation of the foregoing changes will require minor modifications of the Land Use Plan for the Downtown Waterfront - Faneuil Hall Urban Renewal Area.

In the opinion of the General Counsel, such proposed modifications are minor and do not substantially or materially alter or change the Plan.

It is, therefore, recommended that the Authority adopt the attached Resolutions modifying the Downtown Waterfront-Faneuil Hall Urban Renewal Plan and authorize the Director to proclaim the same.

Appropriate Resolutions are attached.



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CENTRAL

WHARF

LONG

WHARF

Property

DATE JULY 7, 1964

EXHIBIT A

**Downtown Waterfront —
Faneuil Hall
Urban Renewal Area
Massachusetts R-77**

BOSTON REDEVELOPMENT AUTHORITY

3. That this modification is found to be a minor modification which does not substantially or materially alter or change the Plan.

4. That it is hereby found and determined that the minor modification of the Plan as set forth herein will not result in significant damage to or impairment of the environment and, further, that all practicable and feasible means and measures have been taken and are being utilized to avoid and minimize damage to the environment.

5. That all other provisions of said Plan not inconsistent herewith be and hereby are continued in full force and effect.

6. That the Director be and he hereby is authorized to proclaim by certificate these minor modifications of the Plan in accordance with the provision of the Urban Renewal Handbook RHM 7207.1.

